

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY THAT THE SOUTH COVE PROJECT AREA, AS AMENDED BY THE "SOUTH COVE BOUNDARY CHANGE AMENDMENT", DATED JANUARY 23, 1969, IS AN ELIGIBLE URBAN RENEWAL AREA UNDER FEDERAL AND STATE LAW AND THAT THE SOUTH COVE PROJECT IS ELIGIBLE AS A HOSPITAL AND EDUCATIONAL PROJECT UNDER FEDERAL LAW

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WHEREAS, the Authority adopted on June 10, 1965, a resolution entitled "Resolution of the Boston Redevelopment Authority that the South Cove Project Area is an Eligible Urban Renewal Area under Federal and State Law and the South Cove Project is Eligible as a Hospital and Educational Project under Federal Law";

WHEREAS, there was presented at this meeting a document entitled "South Cove Boundary Change Amendment" by the approval of which an area has been added to the South Cove Urban Renewal Project; and

WHEREAS, the Authority has conducted surveys studies and inspections which include the area added by said Amendment; and

WHEREAS, in its resolution dated October 14, 1965, and entitled "Determinations and Findings Relative to the Condition of the Central Business District Urban Renewal Area and Subareas and Acquisition Areas Located Therein Project No. Mass. R-82", the Authority has made findings and determinations on the basis of those surveys, studies and inspections as to the area added by said Amendment, the area added by said Amendment being part of the "Park Square" Subarea described in said October 14, 1965 resolution; and

WHEREAS, the Authority has considered more recent evidence respecting conditions in the area added by said Amendment, including the memorandum of the Director to the Authority dated January 23, 1969, on the subject of "South Cove Urban Renewal Area, Mass. R-92, Urban Renewal Plan Amendment";

NOW, THEREFORE, IT IS HEREBY RESOLVED:

1. That the Authority does hereby find and determine that in the area added by said Amendment, there exist detrimental land uses or conditions; there exist unsafe, congested and poorly designed streets; and that buildings have been torn down and not replaced and which under existing conditions, it is improbable that the buildings will be replaced and the area redeveloped by the ordinary operations of private enterprise; and
2. That the Authority does hereby find and determine that the several buildings and environmental deficiencies found by the Authority to exist in the Project Area, as amended through the date hereof, are present to a reasonable degree throughout said Project Area as to warrant including said entire Project Area as part of the South Cove Urban Renewal Project.
3. That the Authority does hereby find and determine that the area added by the "South Cove Boundary Change Amendment" does not materially or significantly alter the conditions in or eligibility of the South Cove Urban Renewal Project Area as approved June 10, 1965

4. That the findings and determinations of the Authority made on June 10, 1965, in a resolution entitled "Resolution of the Boston Redevelopment Authority that the South Cove Project Area is an Eligible Urban Renewal Area under Federal and State Law and the South Cove Project is Eligible as a Hospital and Educational Project under Federal Law" as to the Project Area as amended by the "South Cove Boundary Change Amendment" are hereby reaffirmed.

5. That the Authority does hereby find and determine that the Project Area as amended by the "South Cove Boundary Change Amendment" is an eligible Urban Renewal Area.



100  
January 23, 1969

M E M O R A N D U M

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Director  
SUBJECT: South Cove Urban Renewal Area, Mass. R-92  
Urban Renewal Plan Amendment

1272  
1/23

It is recommended that the South Cove Urban Renewal Plan be amended by enlarging the Project Area to provide for a temporary Charles Street connection to Park Square

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BACKGROUND

Under the proposed Central Business District (CBD) Urban Renewal Plan approved by the Authority, Charles Street becomes a major artery from the South Cove Urban Renewal Area through the CBD. Until actual development of the new Charles Street portion of the CBD, plans called for a temporary connection from the South Cove portion of Charles Street to Park Square.

This connection is needed irrespective of whether any urban renewal activity occurs in CBD, as the South Cove section of Charles Street is being constructed. Since the CBD Plan is being implemented by a series of Mini-Projects, none of which currently includes this area, an amendment to the South Cove Plan is recommended to allow for a temporary connection. Without inclusion in an Urban Renewal Project Area, federal money cannot be used for acquisition, street improvement work, and related matters.

HUD has indicated its willingness to approve a modest enlargement of the South Cove Area which will include the two small blocks necessary for the connection.

These additional blocks form a triangle bounded by Broadway on the west, Stuart Street on the south, and Elliot Street to the north, as shown on the attached map.

Both blocks are marked for acquisition (which is consistent with the over-all CBD Plan). The vast majority of the area to be acquired is now devoted to open parking, although one block also contains a gas station and the other a small building housing a dry cleaners. Both blocks were in years past covered by buildings. The obsolete street pattern is clearly evident on the attached map.

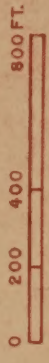
The dry cleaners represents the only relocation problem involved. However, it does not appear necessary to relocate the dry cleaners to make the interim connection. Acquisition of the cleaners will probably take place only with later development.





BOSTON REDEVELOPMENT AUTHORITY

SOUTH COVE PROJECT AREA



REV.: JAN., 1969



The proposed amendment would increase net project cost by about \$751,100. The attached authorization for an amended budget combines budget changes approved by the Board in September with those related to this boundary change.

#### PROPOSED PLAN CHANGES

1. Amendment to the description of the project boundary to include the new parcels.
2. Amendment to the disposition table to cover the additional area, with appropriate controls on development. One disposition parcel will eventually contain commercial development or open public space; the other parcel, commercial development.
3. Appropriate amendments to the urban renewal plan maps indicating that the parcels will be acquired, the nature of their eventual development, and the desired zoning, which will be general business use.

Appropriate resolutions amending the Plan follow:

